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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN IBRAHIMPATNAM KHALSA VILLAGE, IBRAHIMPATNAM MANDAL, RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 217, Municipal Administration and Urban Development (II), 9th August, 2017.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged zone in the Notified Metropolitan Development Plan - 2031 issued vide G.O.Ms.No.33, MA & UD (II) Department, dt: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. No. 369 (P) of Ibrahimpatnam Khalsa Village, Ibrahimpatnam Mandal, Ranga Reddy District to an extent of Ac. 2-03 Guntas, which is presently earmarked for Residential use zone in the Notified Metropolitan Development Plan- 2031 issued vide G.O.Ms.No.33, MA & UD (II), Department, dt: 24-01-2013, is now designated as Commercial use zone **subject to the following conditions:**

- The applicant shall hand over the area affected due to proposed 200'-0" wide existing Sagar High Way road free of cost to the local body.
- The applicant shall obtain development permission from the Hyderabad Metropolitan Development Authority before undertaking any development activity in the site under reference.
- The applicant shall hand over of land to concerned authority, for widening of road up to the proposed width with free of cost through registered gift deed.
- The applicant shall develop the service road with his own cost.

- (e) The access from property to road only through service road.
- (f) The applicant shall fulfill the conditions of clause 1.5(a,b,c) of G.O.Ms.No.33, MA & UD (I1) Department, dt: 24-01-2013.
- (g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- (h) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, Dt. 07-04-2012 as amended from time to time.
- (i) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (j) Change of land use shall not be used as proof of any title of the land.
- (k) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

SCHEDULE OF BOUNDARIES

- NORTH :** Sy. No. 369(P) of Ibrahimpatnam Khalsa Village, Ibrahimpatnam Mandal.
- SOUTH :** Sy. No. 369(P) of Ibrahimpatnam Khalsa Village, Ibrahimpatnam Mandal.
- EAST :** Existing 100'-0" or 30 meters wide proposed as 200'-0" or 60 meters wide road.
- WEST :** Sy. No. 369 & 1435(P) of Ibrahimpatnam Khalsa Village, Ibrahimpatnam Mandal.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN MEDIPALLY VILLAGE, GHATKESAR MANDAL, RANGA REDDY (D), NOW MEDCHAL DISTRICT - CONFIRMATION.

[G.O.Ms. No. 218, Municipal Administration and Urban Development (II), 9th August, 2017.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged Zone in the Revised Master Plan for Chengicharla Segment vide G.O.Ms.No.288, MA, dated: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot Nos. 17 & 18 in Sy.No. 102(P) situated at Medipally Village, Ghatkesar Mandal, Ranga Reddy (D), now Medchal District to an extent of 539.29 Sq.mts., which is presently earmarked for Residential use zone in the Revised Master Plan for Chengicharla Segment vide G.O.Ms.No.288, MA, dated: 03-04-2008, is now designated as Commercial use zone **subject to the following conditions:**

- (a) The applicant shall hand over the Master Plan road affected area to the local body through registered gift deed at free of cost at the time of building permission.
- (b) The applicant shall develop minimum 7 mtrs. wide service road up to his extent at the time of building permission.
- (c) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, Dt. 07-04-2012 & G.O.Ms.No.288, MA, dated: 03-04-2008 as amended from time to time.
- (d) The applicant shall obtain development permission from Hyderabad Metropolitan Development Authority before undertaking any development on the site under reference.
- (e) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.

- (f) The conversion charges are not paid within 30 days, the order of CLU will be withdrawn without any further notice.
- (g) Change of land use shall not be used as proof of any title of the land.
- (h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (i) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.

SCHEDULE OF BOUNDARIES

- NORTH :** Existing 98'-0" wide State Highway which is proposed as 60 meters wide Master plan road.
- SOUTH :** Sy.No. 102, Medipally Village & Existing 29'-9" wide CC road.
- EAST :** Sy.No. 102, Medipally Village, Ghatkesar Mandal.
- WEST :** Sy.No. 102, Medipally Village, Ghatkesar Mandal.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO INDUSTRIAL USE ZONE IN SINGAIPALLY VILLAGE, WARGAL MANDAL, MEDAK DISTRICT - CONFIRMATION.

[G.O.Ms. No. 219, Municipal Administration and Urban Development (II), 9th August, 2017.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use in the Notified Metropolitan Development Plan - 2031 vide G.O.Ms.No.33, MA & UD Department, dt: 24-01-2013, as required by sub-section (1) of the said section.

VARIATION

The site situated in Sy. Nos. 58/3 and 58/4 of Singaipally Village, Wargal Mandal, Medak District to an extent of Ac. 2-05 Guntas, which is presently earmarked for Conservation use zone as per the Metropolitan Development Plan notified vide G.O.Ms.No.33, MA & UD, dt: 24-01-2013 is now designated as Manufacturing/ Industrial use zone, to set up a unit for Manufacturing of instant chicory only, **subject to the following conditions:**

- (a) The applicant shall pay the compounding fee to Hyderabad Metropolitan Development Authority at time of building permission.
- (b) The applicant shall handover the 5'-0" strip area for road widening to the local body at free of cost.
- (c) The owners / applicants shall develop the roads at free of cost as may be required by local authority.
- (d) The applicant shall provide green buffer (width of the buffer is as per rules inforce minimum 3 meters) towards designated conservation use in order to segregate Industrial activity from the conservation activity.
- (e) The applicant shall maintain the front setback after road affected area and No relaxation in front set back in front of 60'-0" (18 M) wide road.
- (f) The owners / applicants are solely responsible for any mis-representation with regard to ownership / title, Land Ceiling Clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (g) The applicant should take permission from HMDA for the construction commenced in the site.
- (h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- (i) Consideration of CLU doesn't confer title over the land.
- (j) In case of expansion or any change in manufacturing process, raw materials or products a fresh application shall be submitted.
- (k) All the rules and regulations notified by Ministry of Environment & Forests Government of India shall be followed.

SCHEDULE OF BOUNDARIES

- NORTH :** Dry Agricultural land in Sy.No. 58/P of Singaipally Village.
- SOUTH :** Existing 50'-0" wide BT surface road (as per MDMP-2031, same road is proposed as 60'-0" (18.0 Mtrs.) wide.
- EAST :** Existing 20'-0" wide cart way followed by Forest Land in Sy.No. 57/1 of Singaipally Village.
- WEST :** Dry Agricultural land in Sy.No. 58/P & 68 of Singaipally Village.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL/ROAD USE TO COMMERCIAL USE ZONE IN KOTHAGUDA VILLAGE, SERILINGAMPALLY MANDAL, RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No. 220, Municipal Administration and Urban Development (II), 9th August, 2017.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged Zone in the Notified Master Plan for CDA area approved vide G.O.Ms.No.538, MA, dated: 29-10-2001, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No. 36 (P) of Kothaguda Village, Serilingampally Mandal, Ranga Reddy District to an extent of 1112.84 Sq.mts., which is presently earmarked for Residential / Road use zone in the Notified Master Plan for CDA area approved vide G.O.Ms.No.538, MA, dated:29-10-2001 is now designated as Commercial use zone, **subject to the following conditions:**

- The applicant shall hand over the area affected due to proposed Master Plan road free of cost to local body.
- The applicant shall obtain prior permission from the competent authority before undertaking any development on the site under reference.
- The owner / applicant are solely responsible for any mis-representation with regard to ownership / title, land ceiling clearances etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- Consideration of CLU doesn't confer title over the land.

SCHEDULE OF BOUNDARIES

- NORTH :** Part vacant land and part Commercial establishments in Sy.No. 36/P of Kothaguda Village.
- SOUTH :** Part vacant land and part Commercial establishments in Sy.No. 36/P of Kothaguda Village.
- EAST :** Vacant land and village boundary of Izzatnagar & Sy.No. 36/P of Kothaguda Village.
- WEST :** Existing 129'-0" wide road which is proposed as 60.00 mtrs. wide road in the notified master plan.

NAVIN MITTAL,
Secretary to Government.

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